

WARRANTY DEED

2/27/06 8:23:51
BK 521 PG 786
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI

DESOTO COUNTY

THIS INDENTURE, made and entered into this 17th day of February, 19 2006
by and between EDWARD PIDGEON and wife, CECILIA PIDGEON
of the first part, and JACK BROADDUS and wife, SONJA BROADDUS, as tenants
by the entirety with full rights of survivorship and not as tenants in common,

of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said part ies of the first part ha ve
bargained and sold and do hereby bargain, sell, convey and warrant unto the said part of the second
part the following described real estate, situated and being in the Town of Hernando
County of DeSoto, State of Mississippi, to-wit:

Lot 29 Section C THOUSAND OAKS SUBDIVISION, situated in Section 17 Township 3 South,
Range 7 West, as shown on plat of record in Plat Book 46, pages 8-9 in the Chancery
Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made
for a more particular description of said property; being the same property conveyed
to the grantor herein by Warranty Deed of record in Book 0346, page 0176, said Clerk's
Office.

This conveyance is made subject to subdivision restrictions, building lines and
easements of record in Plat Book 46, pages 8-9, said Clerk's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments
thereunto belonging or in any wise appertaining unto the said part ies of the second part,
heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows:

TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations,
the receipt of all of which is hereby acknowledged.

WITNESS the signature S of the said part ies of the first part the day and year first above written.

Edward Pidgeon
EDWARD PIDGEON
Cecilia Pidgeon
CECILIA PIDGEON

STATE OF TENNESSEE)COUNTY OF Shelby)

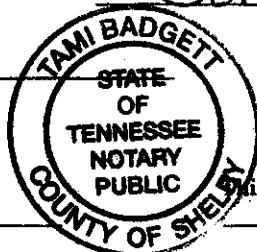
Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named EDWARD PIDGEON and wife, CECILIA PIDGEON

who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 17th day of February, 2006

Tami Badgett
Notary Public

My commission expires: 1-29-08



Grantor's Mailing Address:

Edward Pidgeon

and Cecilia Pidgeon

PH: NA

This instrument prepared by:

J. Terry Pitts, Attorney

60 Germantown Court, Suite 101

Cordova, TN 38018

Phone: 901-756-4063

Grantee's Mailing Address:

JACK BROADDUS and

SONJA BROADDUS

PH: NA